FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
15-55	ORLEANS	B	EAS.67

NR HD 1999

Town/City: Town of Eastham

Place: *(neighborhood or village)*:
Eastham Center

Address: 155 Samoset Road

Historic Name: Nickerson - Horton House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: ca. 1865

Source: deeds, vital records, censuses

Style/Form: Greek Revival/end house

Architect/Builder: unknown

Exterior Material:
Foundation: brick

Wall/Trim: wood clapboard & wood shingle/wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
shed

Major Alterations *(with dates)*:
Veranda added, ca. 1900
Dormers added, early 20th c.

Condition: good

Moved: no ☒ yes ☐ **Date:**

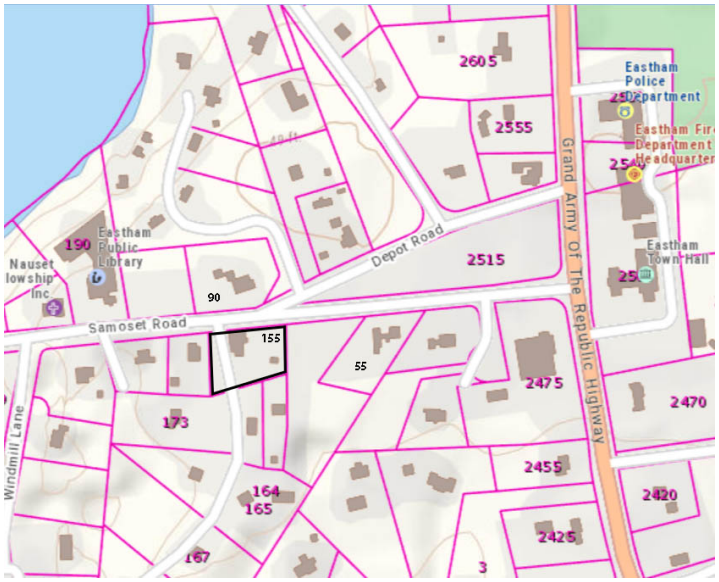
Acreage: 0.47

Setting: The house is situated in the town center at the western end of Windmill Park.

Photograph

View from NE.

Locus Map (north at top)



Source: Mass GIS Oliver Parcel Viewer

Recorded by: Kathryn Grover & Neil Larson
Larson Fisher Associates

Organization: Eastham Historical Commission

Date: June 2020

☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

The Nickerson – Horton House, built ca. 1865 is a story-and-a-half wood frame single dwelling with a died-passage end house plan. Its three-bay front-gable façade is oriented perpendicular to the street and faces east with an entrance framed by sidelights and wide pilasters at the southeast corner offset by two windows. The later veranda roof obscures what is or had been a heavy lintel across the top of the architrave; wide pilasters distinguish the corners of the façade consistent with the Greek Revival taste. Three windows are spaced in the upper story within the gable. Two windows on the north wall and a chimney in the roof indicate the location of two principal rooms inside. Shortly after the property changed hands in the early 1900s, a veranda was built across the east gable façade and wrapped across the north, street façade. The porch projects past the northwest corner of the house to cover the end of a one-story wing added to the west gable end. A story-and-a-half cross-gable wing attached to the south side of the house is likely an original kitchen wing, which has been enlarged by the addition of shed dormers on both sides. The house is situated in the northwest corner of a small lot, set back from the street behind a small yard. Larger areas open up to the east and south. A large fishing shed is sited in the southeast corner of the parcel.

HISTORICAL NARRATIVE

In 1894 Joseph W. Nickerson sold his father's Joshua's eight-acre homestead on the south side of Samoset Road to Chester F. Horton for $625.[1] No deed was recorded that documents Joshua Nickerson's purchase of this land, and it seems likely to have been part of the 32-acre homestead of his father, Joshua Walker Nickerson (1805-68), whose home is shown on the west side of Bridge Road on the 1858 Eastham map. Son Joshua (1833-93) lived in his parents' household through at least 1860, and in early 1865 he married Mary A. Garzon, a Provincetown native then living in Eastham. The 1865 census shows him and his wife still in his parents' household, but Joshua W. Nickerson's December 1865 will left son Joshua a parcel "adjoining his land," which suggests that the 155 Samoset Road house was built in 1865.[2]

Joshua W. Nickerson Jr. (whose name is usually shown without the middle initial) was the eldest of the nine children of Joshua W. Nickerson and his wife Mercy Walker (1804-81). He worked as a mariner and fisherman and in 1880 also ran a 16-acre farm; the 155 Samoset Road house may be shown on the Eastham map of that year, but no owner's name is attached. Late in the decade the *Barnstable Patriot* reported that Nickerson "has gone to Boston where he has obtained a situation" and that his younger brother John C. Nickerson planned to occupy the house as his summer home. By the fall of the same year, Joshua Nickerson had returned to his native place and was the seventh surfman at the Nauset Life-Saving Station.[3] He died in Eastham in 1893.

Chester Franklin Horton (1869-1938), who bought the Joshua Nickerson homestead two years later, was one of ten children of Reuben Higgins Horton (1845-1925) and his wife Cynthia A. Clark (1848-1917). He married Eastham dressmaker Clara C. Knowles (1873-1956) in 1892, and by 1900 he was living, most likely at 155 Samoset Road, with his wife, their children Laurence and Amiee, and a boarding farm worker. He was a provision dealer, and he soon began both to acquire more property and to sell off parts of the former Nickerson homestead. Eastham tax records for 1902 credited him with a $700 dwelling and two other dwellings, assessed at $800 and $400, as well as a barn and sheds, a wood house, three horses and a cow, and 25.5 acres of land in several parcels. A later subdivision plan makes clear that Horton's 155 Samoset Road parcel reached south to Muddy Pond and west to what is now Windmill Lane. His younger brother Stanley Horton owned land just west of 155 Samoset Road, and the houses numbered 161, 163, 165, 167, 169, 171, and 173 Rear Samoset Road Rear and 175 (EAS.68), 185, and

[1] Joseph W. Nickerson, Chatham, to Chester F. Horton, 28 April 1894, BCD 210:547. In April 1895, George T. Dill sold Horton a parcel with the same abutters and noted that Horton intended to occupy the property as a homestead; earlier deeds do not clarify how Dill came by this property, and his deed to Horton does not state a price or amount of land, nor does it identify the parcel as the Joshua Nickerson homestead. See George T. Dill to Chester F. Horton, 4 April 1895, BCD 217:132.

[2] The 1850 agricultural census credits Joshua Nickerson with 40 acres, while in 1860 he is shown in the same schedules with 32 acres. He may have given son Joshua the eight other acres by this time, though no deed records it. Nickerson's 1865 will left his homestead and several other parcels to his younger sons William H (1841-1915) and John D (1842-1929) on the condition that they support him and his wife for the rest of their lives. He died in 1868.

[3] "Eastham," *Barnstable Patriot*, 21 June 1887, 8, and 13 August 1887, 1; "Life Savers of Cape Cod," *Yarmouth Register*, 14 September 1889.

Continuation sheet 1

215 (EAS.70) Samoset Road now occupy the rest of the parcel. In 1902 Horton sold the land on which 215 Samoset was built and in 1909 sold the land between 155 and 215 Samoset. In 1926 Horton was taxed on his 215 Samoset Road house, valued at $2530, three cottages, a water system, a four-car garage, a homestead lot reduced through sales to three acres, and 9 acres of woodland. In 1926 and 1929 he sold two parcels to builders Winfred Knowles and Oscar Southard, who probably built 169 and 161 Samoset Road Rear respectively. In 1931 Horton still owned two cottages and 2.75 acres of homestead land, and in 1937 he had the same three dwellings and 2.3 acres in homestead land and an acre of woodland.

Between 1910 and 1917 Chester Horton and his family (by then his wife and four children, Laurence Lyman, Amiee Gertrude, Sidney Knowles, and Mildred Elizabeth) moved to Reading, and Horton worked as a salesman, and later a meat cutter and manager, of the Brighton Abattoir. From that point until he died in 1938 he used 155 Samoset Road as a summer home. Ten years later his children deeded their interest in the Eastham property to their mother Clara, and in 1959, three years after her death, children Sidney, Mildred, and Amiee sold 155 Samoset to Howard W. and Christine Quinn. Howard Willis Quinn (1921-91) was born in Orleans, served in the Coast Guard during World War II, and was a selectman in Eastham in the 1970s and 1980s. He and his wife owned 155 Samoset Road until 1985, when Daniel L. Doucette of Orleans acquired it. He sold it four years later, and Kimberly J. Marshall (later Kemea J. Thompson) owned it from 1989 to 2001. Owner of record in 2020, David S. Lewis of Provincetown bought the house and its 0.47-acre parcel in 2006.[4]

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MAPS
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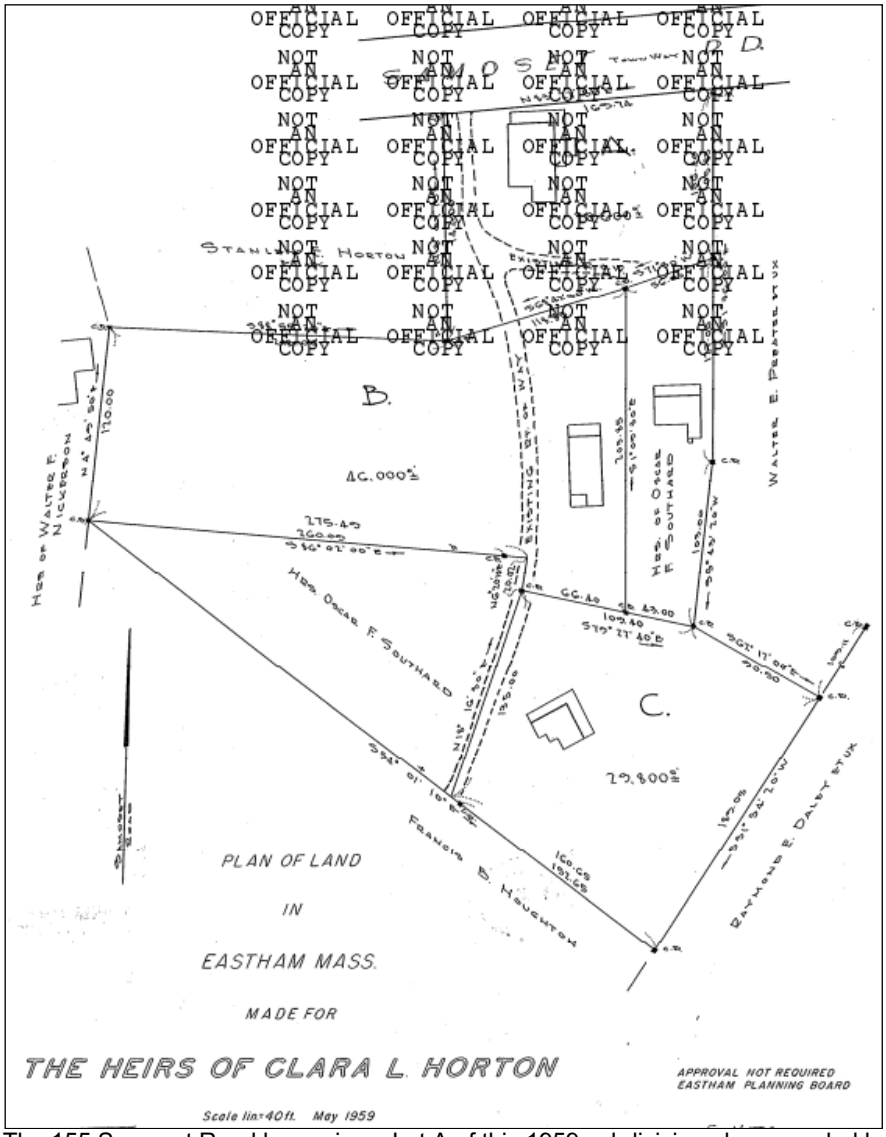
[4] Sidney K. and Zelma C. Horton, Melrose; Laurence L. and Marion MacDougal Horton, Reading; Amiee G. Horton, Cambridge; and Mildred E. and George L. Berks, Dundalk MD, to Clara L. Horton, Melrose, 8 September 1948, BCD 723:172; Sidney Knowles Horton, South Yarmouth; Mildred Elizabeth Berks, Baltimore MD; Amiee Gertrude Horton, Medford MA, to Howard W. and Christine E. Quinn, 27 October 1959, BCD 1061:243; Howard W. Quinn, Great Pond Road, to Daniel L. Doucette, Orleans, 24 June 1985, BCD 4596:55; Daniel L. Doucette, Samoset Road, to Kimberly J. Marshall, 11 September 1989, BCD 6875:318; Kemea J. Thompson, 155 Samoset Road, to James G. Wolf and Irene M. Paine, South Wellfleet, 9 July 2001, BCD 14022:173; James G. Wolf and Irene M. Paine, 155 Samoset Road, to David S. Lewis, Provincetown, 6 November 2006, BCD 21502:90. The 155 Samoset Road house is shown on Lot A on "Plan of Land in Eastham, Mass., Made for the Heirs of Clara L. Horton," May 1959, BCP 148:107.

Continuation sheet 2

SUPPLEMENTAL IMAGES



The 155 Samoset Road house is on Lot A of this 1959 subdivision plan recorded by the heirs of Chester F. and Clara L. Horton (BCP 148:107). The two houses on narrow lots just to the south are 163 and 161 Samoset Road Rear, while the house of Lot C is now 165 Rear (or B).

PHOTOGRAPHS

(credit Larson Fisher Associates, 2019 unless otherwise noted)

View from SW.

View of yard and shed from NW.